



MOORFIELD MEWS

STAINES-UPON-THAMES

SHANLY  
— HOMES —



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The Swan Hotel, Staines-upon-Thames

# Welcome to Moorfield Mews

Moorfield Mews is an elegant development of traditional style homes, situated within the highly sought after area and well connected Staines-upon-Thames. Comprising of one and two-bedroom apartments and two, three and four-bedroom houses, you'll be sure to find your perfect home.

The development has taken many design cues from the surrounding Victorian and Edwardian architecture, blending seamlessly. Nestled between the River Thames and the bustling town centre, Moorfield Mews really does have it all: modern town-based living, with beautiful countryside on its doorstep. Enjoy easy access to the many local amenities — before escaping to the perfect peace and tranquility of Virginia Water Lake, a stunning destination perfect for long walks and family days out, just under 15 minutes drive.

Staines is an ideal location for commuters and for those with family and friends nearby, with Central London, Berkshire and Buckinghamshire all easily reached via an excellent road network. Fast direct trains to London Waterloo in as little as 35 minutes. With its close proximity to the M25, M4 and M3, Moorfield Mews is ideally situated for easy access to all the major road networks, not to mention just under 10 minutes from Heathrow Airport.

Whether you're looking for the ideal family home, to take that next step on the property ladder, or for a fantastic investment opportunity, you can rest assured that all our homes benefit from Shanly Homes' renowned high specification and hallmark quality.



Show home photography of a previous Shanly Homes development.



# Introducing your new house

Each home at Moorfield Mews has been fitted to a high specification and designed with energy efficiency in mind. The location was specifically selected to maximise convenience and encourage sustainable living, allowing home owners to walk into town to shop, play and dine, or simply amble along the leafy 185-mile path of the River Thames, enjoying the views.

Each property is carefully considered, maximising light and flexibility of space, with all the fittings and features you could need to meet the needs of busy modern life. Whether you have a growing family, are looking to invest or upsize, or are looking for the perfect base for an active retirement, there is something for everyone.

Each property adheres to our exemplary levels of quality and design, and our focus is always on superior specification and fine detailing throughout.

All properties include fully fitted premium kitchens with integrated appliances as standard, open plan living and dining areas ideal for entertaining friends, ample space for home working and private gardens. Bedrooms 1 and 2 benefit from fitted wardrobes to maximise storage, and bedroom one also incorporates an ensuite for that added luxury. All that's needed is your personal unique sense of style to make Moorfield Mews your perfect home.



Show home photography of previous Shanly Homes development.



When visiting any of our developments that are still under construction, you are responsible for following the Health and Safety procedures and signs that are in place. For this reason, you must go straight to the Sales Office on arrival. This site plan is for orientation purposes and should not be relied upon. Parking, landscaping, finished locations and materials are all for guidance only. V denotes Visitor Parking, CS denotes Cycle Store, RCP Refuse Collection Point

— Denotes affordable housetypes

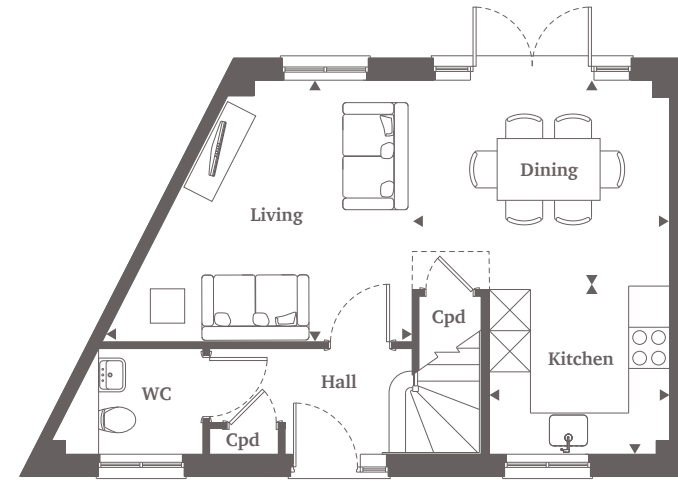




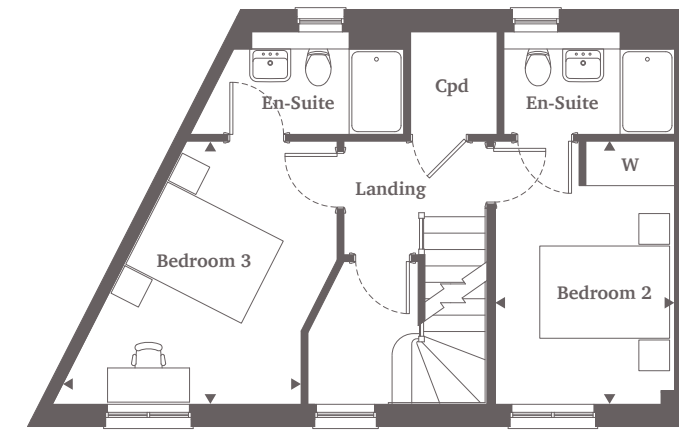
Computer-generated image of Moorfield Mews, Plots 17 & 18

# Plots 17 & 18

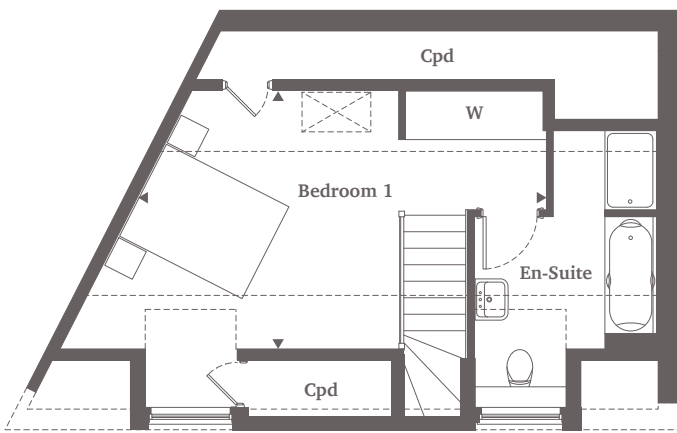
Three Bedroom House  
114.7 sq m, 1234 sq ft



Ground Floor



First Floor



Second Floor



### Ground Floor

Living Room*	4.51m x 3.79m	14'9" x 12'5"
Dining	3.76m x 3.03m	12'4" x 9'11"
Kitchen	2.62m x 2.45m	8'7" x 8'

### First Floor

Bedroom 2	3.85m x 2.62m	12'7" x 8'7"
Bedroom 3*	3.88m x 3.64m	12'9" x 12'1"

### Second Floor

Bedroom 1*	5.87m x 3.77m	19'3" x 12'4"
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◀ Point from which maximum dimensions are measured. \*Dimensions vary as room is on an angle. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. WS denotes work space. --- denotes reduced head height. [Key] denotes Keylite. Please contact sales consultant for more information.

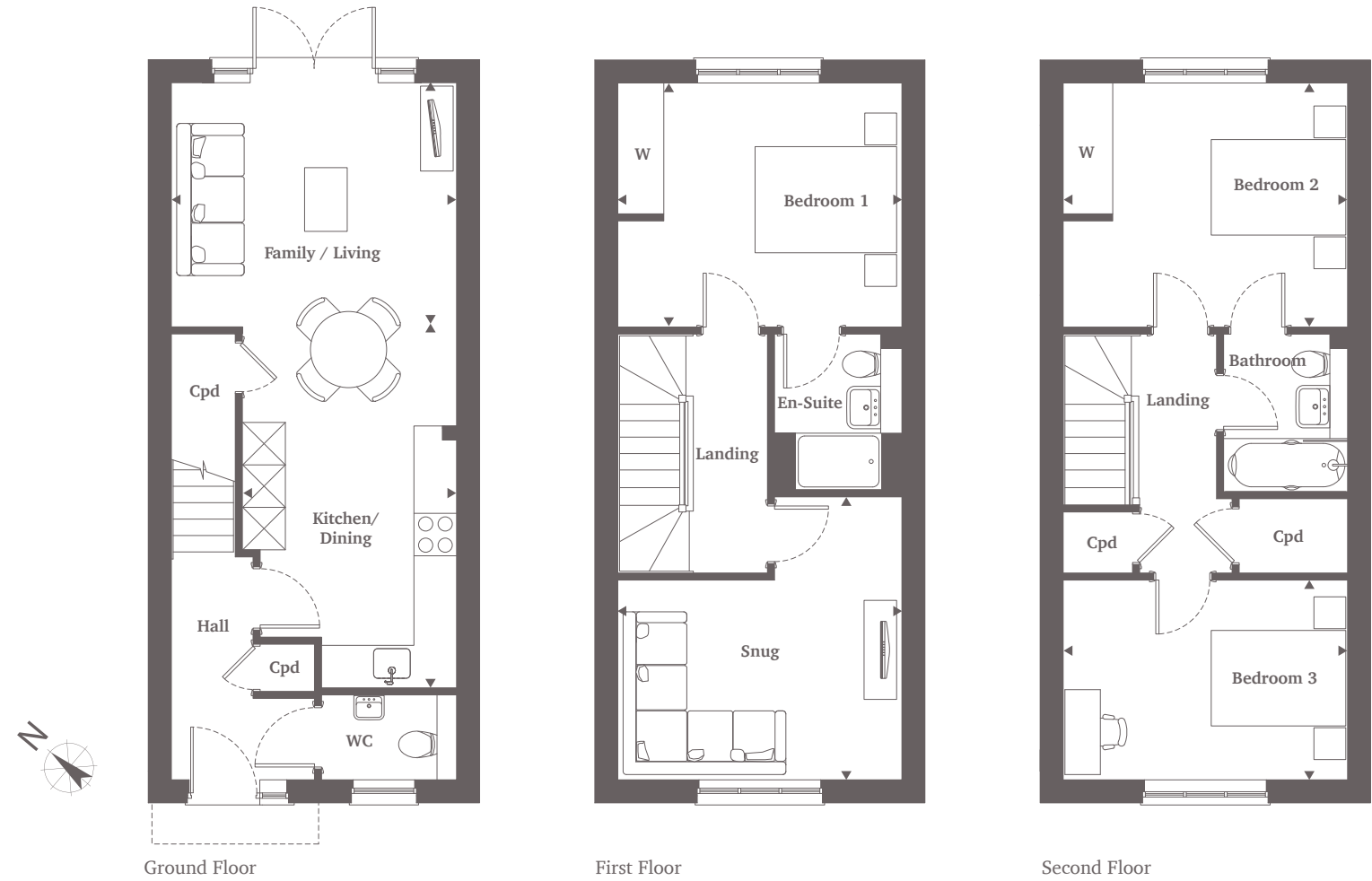




Computer-generated image of Moorfield Mews, Plots 19-23

# Plot 19

Three Bedroom House  
118.6 sq m, 1276 sq ft



<i>Ground Floor</i>		
Kitchen/Dining	5.1m x 3.01m	16'9" x 9'10"
Family/Living	4.01m x 3.45m	13'2" x 11'4"
<i>First Floor</i>		
Snug	4.01m x 4.00m	13'1" x 13'1"
Bedroom 1	4.01m x 3.45m	13'1" x 11'4"
<i>Second Floor</i>		
Bedroom 2	4.01m x 3.45m	13'1" x 11'4"
Bedroom 3	4.01m x 2.82m	13'1" x 9'3"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. Cpd denotes cupboard. Please contact sales consultant for more information.



# Plot 20 & 21 (handed)

Three Bedroom House  
108.5 sq m, 1168 sq ft

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# Plot 22

Two Bedroom House  
84.2 sq m, 906 sq ft

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### Ground Floor

Kitchen/Dining  
5.13m x 2.86m 16'10" x 9'4"  
Family/Living  
3.86m x 3.45m 12'8" x 11'4"

### First Floor

Snug  
4.00m x 3.86m 13'1" x 12'8"  
Bedroom 1  
3.86m x 3.45m 12'8" x 11'4"

### Second Floor

Bedroom 2  
3.86m x 3.66m 12'8" x 12'  
Bedroom 3  
3.86m x 3.21m 12'8" x 10'6"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. Cpd denotes cupboard. --- denotes reduced head height. Please contact sales consultant for more information.



### Ground Floor

Kitchen  
3.63m x 2.39m 11'11" x 7'10"  
Living/Dining  
5.80m x 3.68m 19'0" x 12'1"

### First Floor

Bedroom 1  
3.68m x 3.36m 12'1" x 11'  
Bedroom 2  
3.68m x 2.79m 12'1" x 9'2"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. Cpd denotes cupboard. Please contact sales consultant for more information.





Computer-generated image of Moorfield Mews, Plots 24 & 25

# Plots 23–27 (plots 25 & 27 are handed)

*Two Bedroom House*  
84.2 sq m, 906 sq ft



<i>Ground Floor</i>		
Kitchen	3.63m x 2.39m	11'11" x 7'10"
Living/Dining	5.80m x 3.68m	19'0" x 12'1"
<i>First Floor</i>		
Bedroom 1	3.68m x 3.36m	12'1" x 11'
Bedroom 2	3.68m x 2.79m	12'1" x 9'2"

\* Plots 23 & 24 only. ◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. Cpd denotes cupboard. BB denotes breakfast bar. Please contact sales consultant for more information.

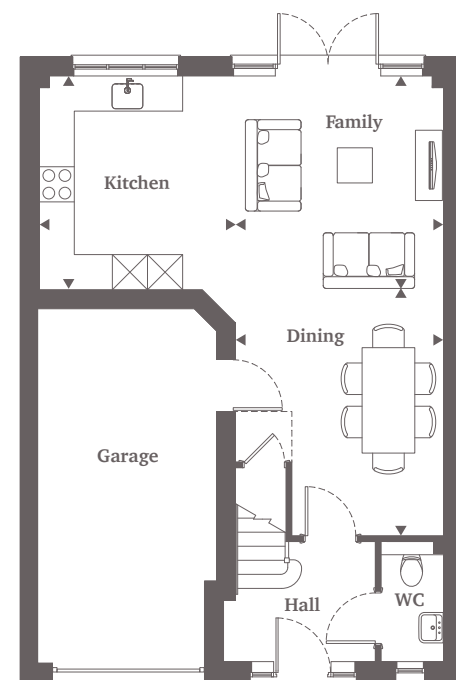




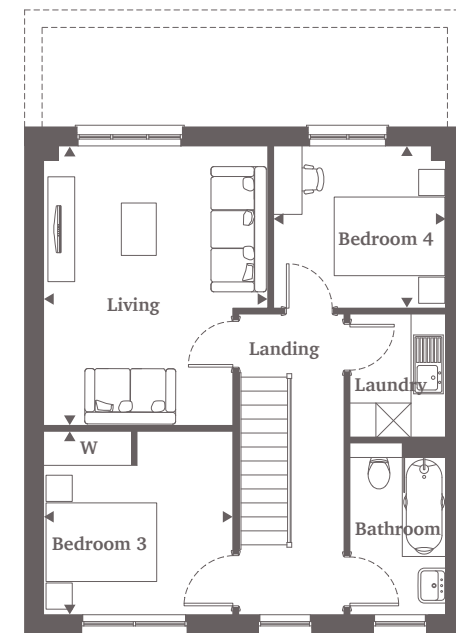
Computer-generated image of Moorfield Mews, Plots 31-33

# Plot 28-31

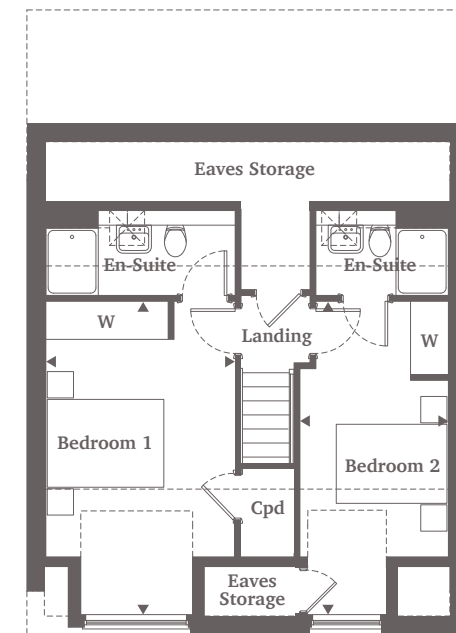
Four Bedroom House  
146.4 sq m, 1576 sq ft



Ground Floor



First Floor



Second Floor

### Ground Floor

Kitchen	3.65m x 3.35m	11'11" x 10'11"
Family	3.65m x 3.56m	11'11" x 11'8"
Dining	4.2m x 3.56m	13'9" x 11'8"

### First Floor

Living	4.8m x 3.85m	15'9" x 12'7"
Bedroom 3	3.25m x 3.15m	10'8" x 10'4"
Bedroom 4	2.96m x 2.78m	9'8" x 9'1"

### Second Floor

Bedroom 1	5.35m x 3.25m	17'6" x 10'8"
Bedroom 2	5.35m x 2.54m	17'6" x 8'4"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. Cpd denotes cupboard. - - - denotes reduced head height. ☒ denotes Keylite. Please contact sales consultant for more information.



# Plot 32

Four Bedroom House  
137.2 sq m, 1477 sq ft

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# Plot 33

Three Bedroom House  
93.7 sq m, 1008 sq ft

SHANLY  
— HOMES —



**Ground Floor**

Living/Dining*	8.08m x 5.31m	26'6" x 17'5"
Kitchen*	3.24m x 2.77m	10'7" x 9'1"

**First Floor**

Bedroom 2*	4.33m x 3.87m	14'2" x 12'8"
Bedroom 3	2.95m x 2.72m	9'8" x 8'11"
Bedroom 4*	4.07m x 1.95m	13'4" x 6'4"

**Second Floor**

Bedroom 1*	6.3m x 4.44m	20'8" x 14'7"
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**Ground Floor**

Living/Dining	5.94m x 4.72m	19'6" x 15'6"
Kitchen	3.87m x 2.42m	12'8" x 7'11"

**First Floor**

Bedroom 1	4.54m x 2.52m	14'10" x 8'3"
Bedroom 2	3.72m x 2.52m	12'2" x 8'3"
Bedroom 3	3.37m x 2.1m	11' x 6'10"

◀ Point from which maximum dimensions are measured. \*Dimensions vary as room is on an angle. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. Cpd denotes cupboard. --- denotes reduced head height. [Key] denotes Keylite. Please contact sales consultant for more information.

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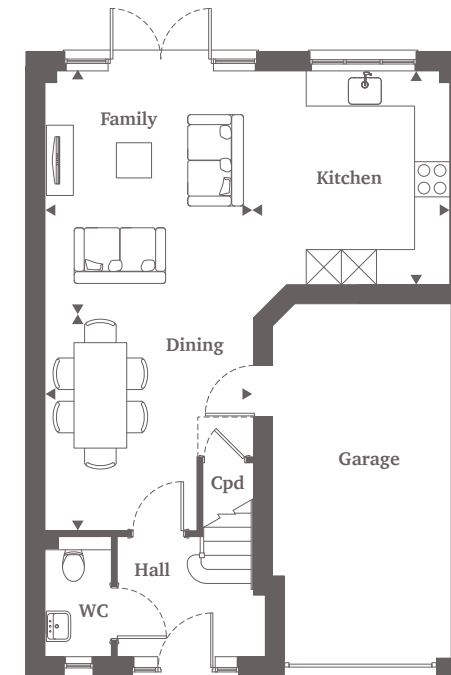




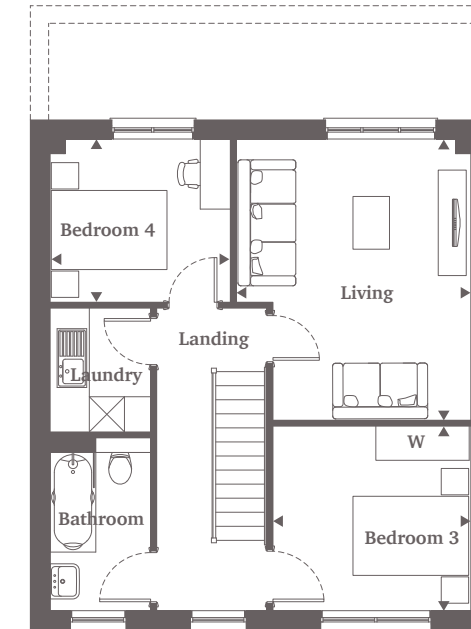
Computer-generated image of Moorfield Mews, Plots 34-36

# Plots 34–36

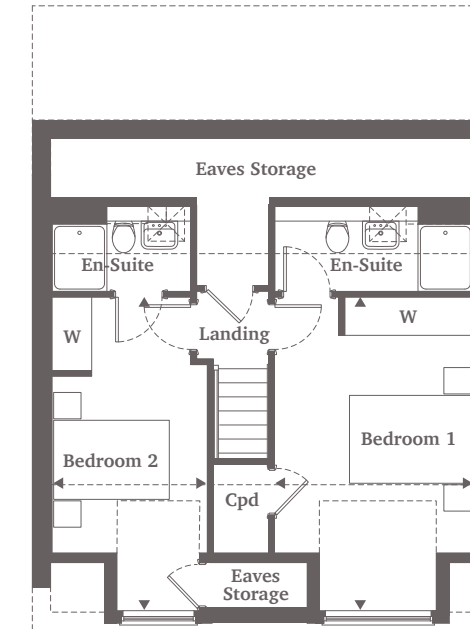
Four Bedroom House  
146.4 sq m, 1576 sq ft



Ground Floor



First Floor



Second Floor

### Ground Floor

Kitchen	3.65m x 3.35m	11'11" x 10'11"
Family	3.65m x 3.51m	11'11" x 11'6"
Dining	4.18m x 3.51m	13'8" x 11'6"

### First Floor

Living	4.8m x 3.8m	15'9" x 12'5"
Bedroom 3	3.15m x 3.25m	10'4" x 10'8"
Bedroom 4	2.96m x 2.78m	9'8" x 9'1"

### Second Floor

Bedroom 1	5.35m x 3.25m	17'6" x 10'8"
Bedroom 2	5.35m x 2.49m	17'6" x 8'2"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. Cpd denotes cupboard. Please contact sales consultant for more information.



## Stylish specification

### Kitchen

- Bespoke kitchen units designed by Wooden Heart of Weybridge are complemented by hard-wearing composite stone worktops and upstands.
- All appliances are integrated and are either Siemens or Bosch including:
  - Fan assisted 71L capacity single oven
  - 4-zone induction hob with PowerBoost function for speed and energy saving
  - Combination 44L capacity microwave to homes 17-21 and 23-36
  - Microwave oven with 7 automatic programmes to home 22 (20L)
  - Full height 50/50 fridge/freezer with super freeze and low-frost functions
  - Full size 12-place settings dishwasher with 5 programmes and Extra Dry facility
  - 7kg washer/4kg dryer to homes 17-27 and 32
  - Separate 8kg washing machine and 8kg tumble dryer to laundry room to homes 28-31 and 34-36
  - Telescopic extractor fan
- Undermounted stainless steel brushed finish Blanco sink with with 1810 Company Courbe curved spout mixer tap

- Recessed low-energy, long-lasting ceiling downlights are complemented by feature lighting to the underside of the wall units with separate chrome switches to create ambience

### Bathroom and en-suite

- Energy-efficient electric underfloor heating
- Ideal Standard white porcelain sanitaryware with soft-closing toilet seats, complemented by chrome brassware
- Thermostatically controlled rainshower head with separate hand spray to en-suites
- Crosswater toughened glass and stainless-steel shower enclosure with low profile show tray for a seamless look
- Luxury Minoli Italian tiles to floors, full-height to shower enclosures and baths with shower over, mid-height tiling to all other walls with sanitaryware
- Storage solutions include Ideal Standard Connect Air wall-hung vanity unit with two useful drawers, plus storage alcoves in showers and near baths
- Chrome electric heated towel rail
- Chrome shaver point
- Recessed energy-efficient, long-lasting ceiling downlights complemented by LED lighting to bottom of bath panel and downlights to mirror

### Interior

- Wet underfloor heating to ground floor in homes 28-32 and 34-36.
- BT Full Fibre to the premises (BT account required)
- Wiring providing connectivity for audio visual devices in the lounge wired for Sky Q and terrestrial TV (Sky account required)
- Double glazed white uPVC windows with security locks and polished chrome handles providing a high level of thermal insulation and reduced heat loss
- Fitted soft-close wardrobes with shelf and hanging rail to main and second bedroom. Homes 28-32 and 34-36 also have fitted wardrobes to bedroom 3
- Masonite Premdor vertical 5-panel moulded internal doors with chrome ironmongery
- Mains powered heat and smoke detectors with battery back-up
- Smooth plaster finish to walls and ceilings with neutral emulsion matt paint
- Contemporary two step timber skirting and architraves

### Exterior

- Integral garage with electric door to plots 34-36, private parking to all other homes
- Zaptec Go electric car charging point
- High-grade Bowater composite 'Secured by Design' front door with chrome furniture
- Indian sandstone paving slabs to patios and paths and turf to rear garden
- Useful external tap and outdoor socket at either rear or side of home for easy garden maintenance
- Up/down chrome outdoor light to covered front porch and at rear to French doors
- Decorative shutters at front to homes 17-19 and 22-27

### Environmental features at Moorfield Mews

- Energy efficient Vaillant Air Source Heat Pumps homes 28-31 and 34-36 providing heating and hot water
- High levels of wall, floor and roof insulation to limit heat loss during cooler months
- Zoned heating and smart controls for efficiency
- Induction hob for increased safety and to reduce energy consumption through rapid heating up time
- Full size dishwasher to minimise usage times
- Microwave oven for rapid cooking reducing energy usage
- Dual flush mechanisms to all toilets to reduce water use
- Low energy LED light fittings to all homes
- Bird box to rear garden to encourage wildlife
- Predicted EPC rating: B







Computer-generated image of Millfield House

## Introducing your new apartment

Discover the best of modern living at Millfield House, where each apartment sets an excellent standard in both quality and energy efficiency. Every layout is carefully planned with meticulous attention to detail, ensuring optimal utilisation of natural light and creating spaces that adapt seamlessly to the needs of contemporary living.

Whether you are ready to purchase and put your own stamp on your first home, or are looking for more space to call your own, there is something for everyone. Each apartment adheres to our exemplary levels of quality and design, and our focus

is always on superior specification and fine detailing throughout.

All properties include fully fitted kitchens with integrated appliances as standard, open plan living and dining areas ideal for entertaining friends, and ample space for home working. All bedrooms benefit from fitted wardrobes, with some also incorporating an ensuite for added luxury, so all that's needed is your personal unique sense of style to make Millfield House your perfect home.



Show home photography of a previous Shanly Homes development.



# Apartment 1 (Shared Ownership)

Ground Floor

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# Apartment 2 (Shared Ownership)

First Floor

SHANLY  
— HOMES —



Two Bedroom Apartment  
61.5 sq m, 662 sq ft

Living/Dining	5.02m x 3.18m	16'6" x 10'5"
Kitchen	3.18m x 2.75m	10'5" x 9'
Bedroom 1	4.29m x 3.25m	14'1" x 10'8"
Bedroom 2	3.4m x 2.80m	11'2" x 9'2"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. Cpd denotes cupboard. Please contact sales consultant for more information.



Two Bedroom Apartment  
70.4 sq m, 758 sq ft

Living	4.2m x 3.18m	13'9" x 10'5"
Kitchen/Dining	3.57m x 3.45m	11'8" x 11'4"
Bedroom 1	3.47m x 4m	11'4" x 13'1"
Bedroom 2	3.25m x 3.00m	10'8" x 9'10"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. Cpd denotes cupboard. WS denotes work space. Please contact sales consultant for more information.



# Apartment 3

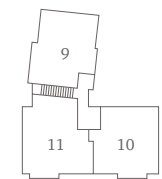
Ground Floor

SHANLY  
— HOMES —

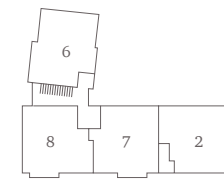
# Apartment 4

Ground Floor

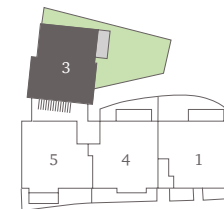
SHANLY  
— HOMES —



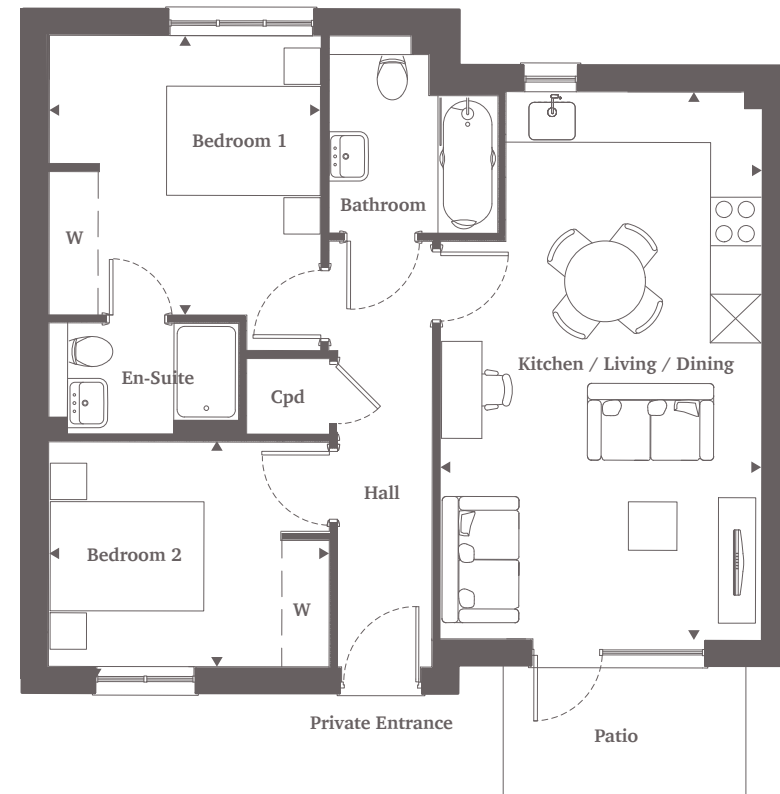
Second Floor



First Floor



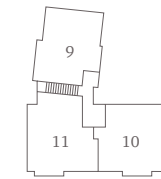
Ground Floor



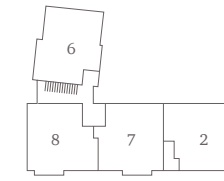
*Two Bedroom Apartment  
64.4 sq m, 693 sq ft*

Kitchen/Living/Dining	6.81m x 4.0m	22'3" x 13'1"
Bedroom 1	3.49m x 3.4m	11'5" x 11'2"
Bedroom 2	3.51m x 2.81m	11'6" x 9'3"

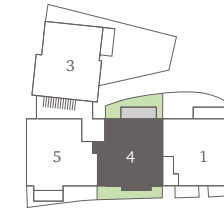
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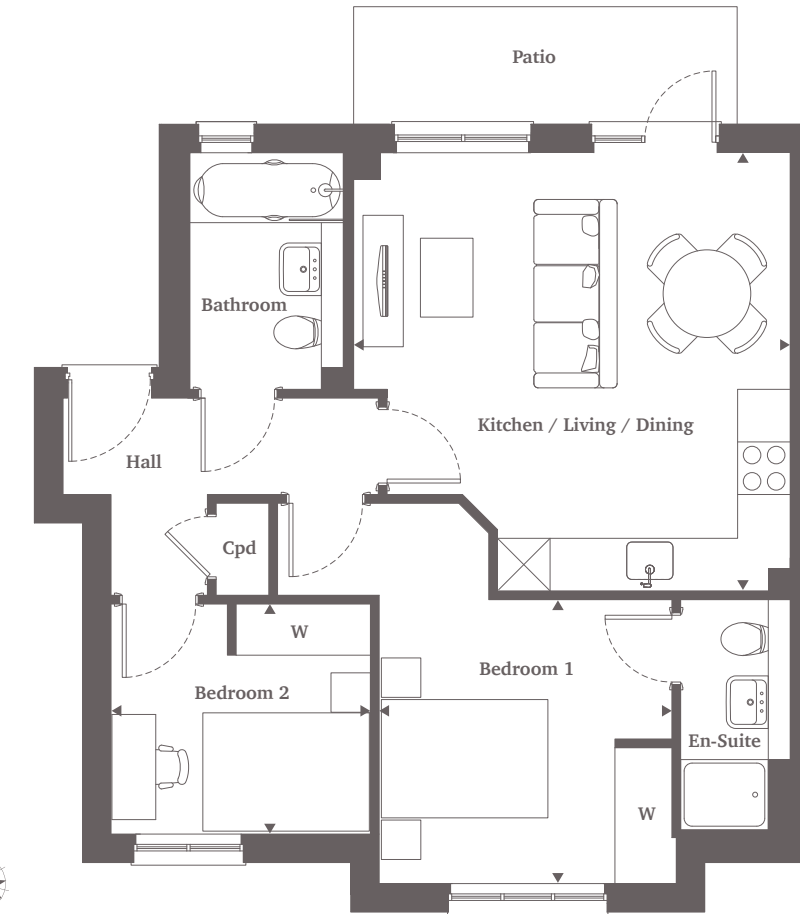
Second Floor



First Floor



Ground Floor



*Two Bedroom Apartment  
60.3 sq m, 649 sq ft*

Kitchen/Living/Dining Area	5.00m x 4.98m	16'5" x 16'4"
Bedroom 1	3.39m x 3.24m	11'1" x 10'7"
Bedroom 2	2.96m x 2.62m	9'8" x 8'7"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. Cpd denotes cupboard. WS denotes work space. Please contact sales consultant for more information.



# Apartment 5

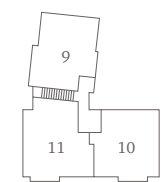
Ground Floor

SHANLY  
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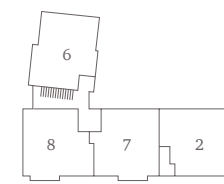
# Apartment 6

First Floor

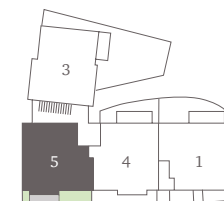
SHANLY  
— HOMES —



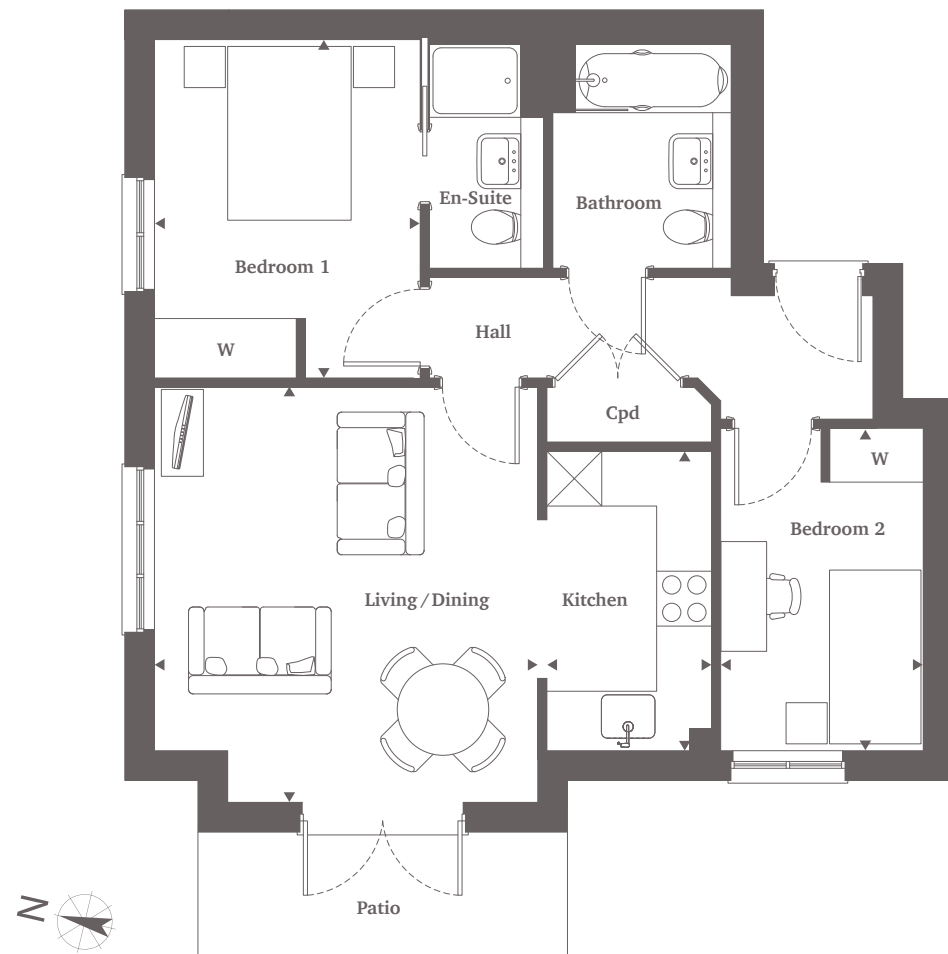
Second Floor



First Floor



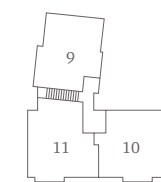
Ground Floor



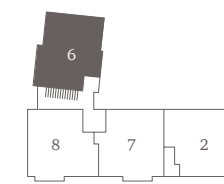
Two Bedroom Apartment  
60.6 sq m, 652 sq ft

Living/Dining	4.54m x 4.19m	14'11" x 13'9"
Kitchen	3.27m x 1.80m	10'9" x 5'11"
Bedroom 1	3.70m x 2.90m	12'2" x 9'6"
Bedroom 2	3.52m x 2.21m	11'6" x 7'3"

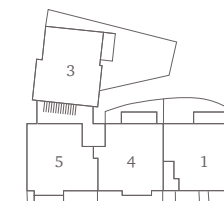
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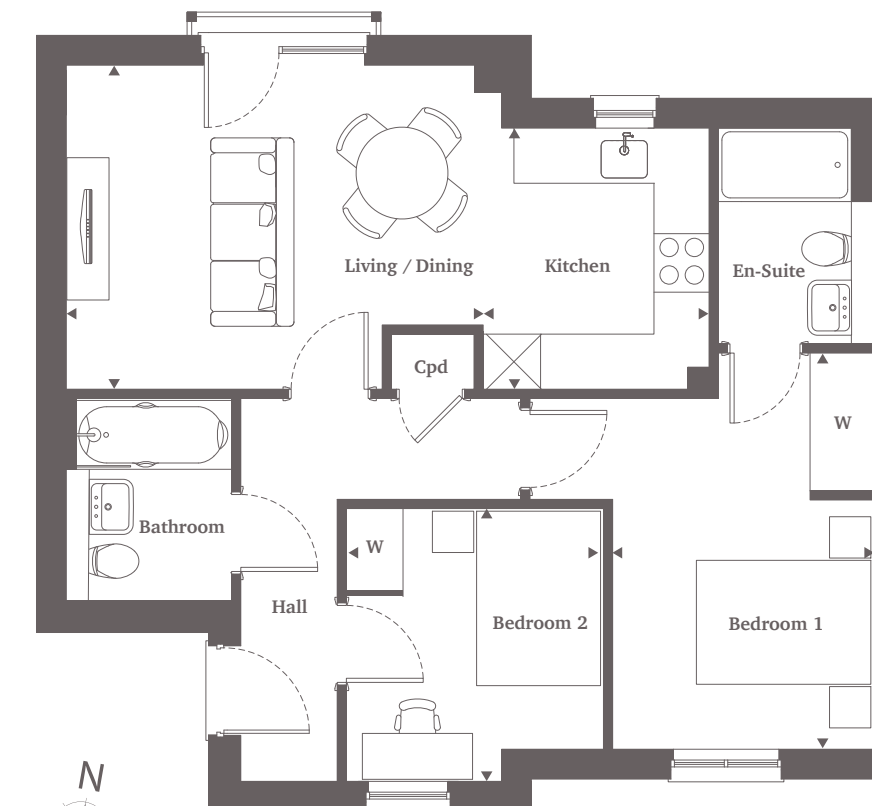
Second Floor



First Floor



Ground Floor



Two Bedroom Apartment  
60.7 sq m, 653 sq ft

Living/Dining	4.54m x 3.52m	14'11" x 11'7"
Kitchen	2.84m x 2.46m	9'4" x 8'1"
Bedroom 1	4.31m x 2.85m	14'2" x 9'4"
Bedroom 2	2.97m x 2.80m	9'9" x 9'2"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. Cpd denotes cupboard. WS denotes work space. Please contact sales consultant for more information.

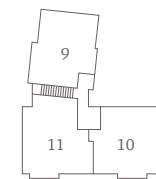


# Apartment 7

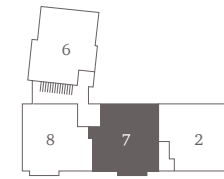
First Floor

# Apartment 8

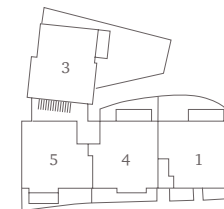
First Floor



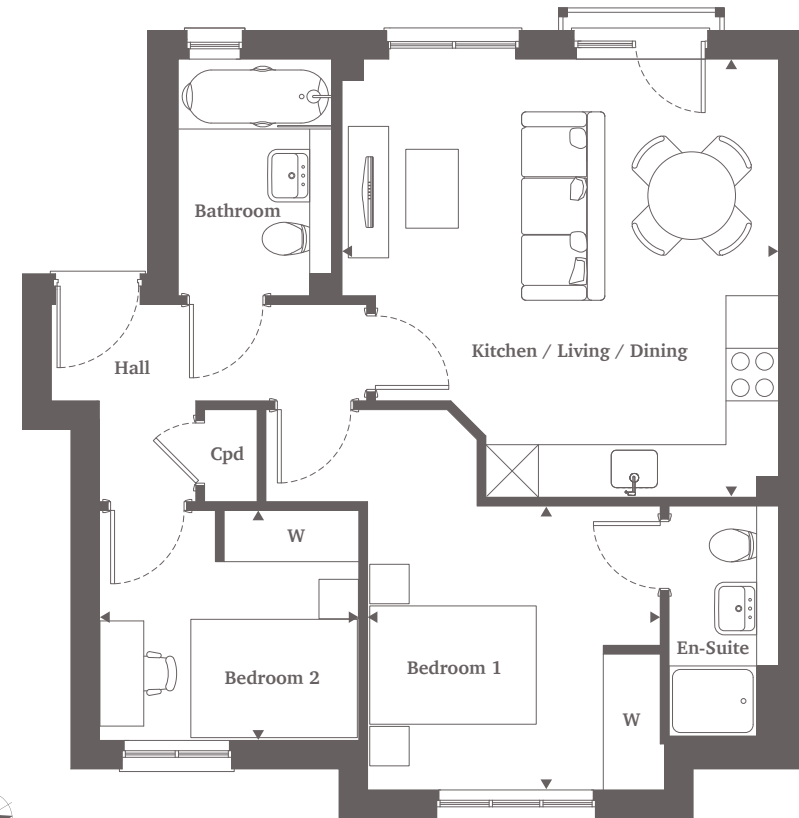
Second Floor



First Floor



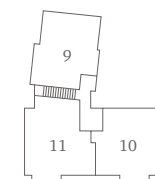
Ground Floor



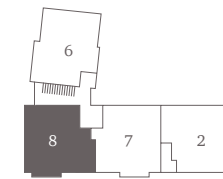
Two Bedroom Apartment  
60.3 sq m, 649 sq ft

Kitchen/Living/ Dining Area	5.00m x 4.98m	16'5" x 16'4"
Bedroom 1	3.39m x 3.24m	11'1" x 10'7"
Bedroom 2	2.96m x 2.62m	9'8" x 8'7"

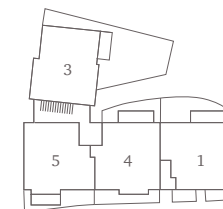
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. Cpd denotes cupboard. Please contact sales consultant for more information.



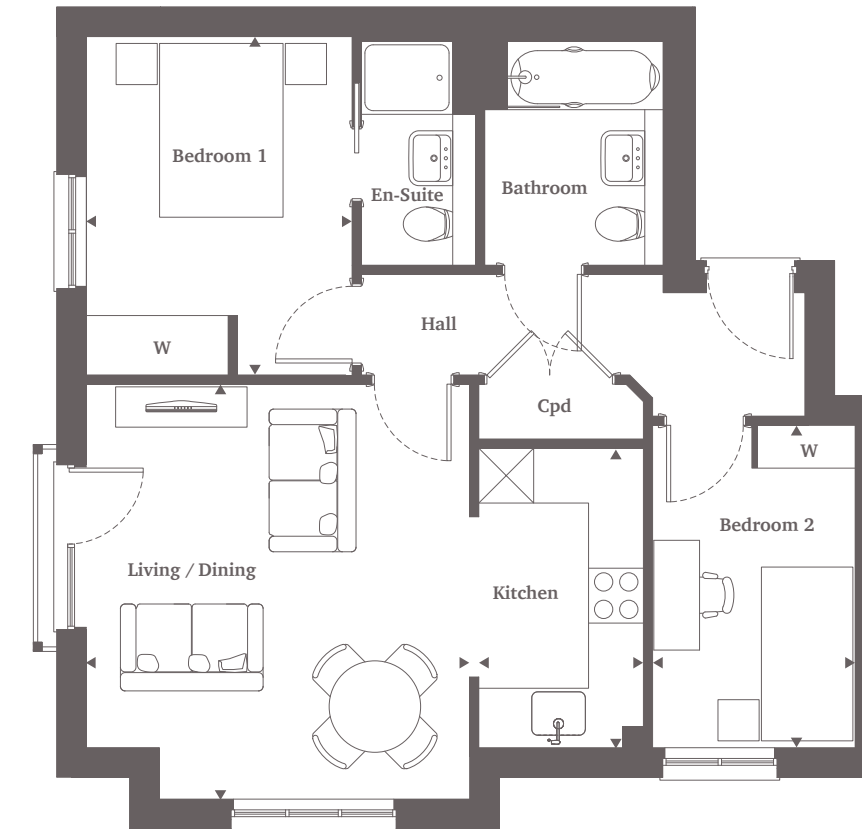
Second Floor



First Floor



Ground Floor



Two Bedroom Apartment  
60.6 sq m, 652 sq ft

Living/Dining	4.54m x 4.19m	14'11" x 13'9"
Kitchen	3.27m x 1.80m	10'9" x 5'11"
Bedroom 1	3.70m x 2.90m	12'2" x 9'6"
Bedroom 2	3.52m x 2.21m	11'6" x 7'3"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. Cpd denotes cupboard. WS denotes work space. Please contact sales consultant for more information.



# Apartment 9

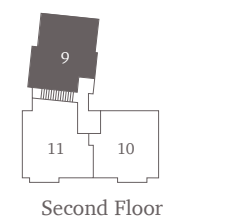
Second Floor

SHANLY  
— HOMES —

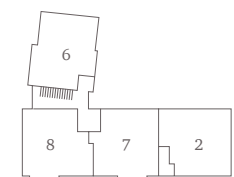
# Apartment 10

Second Floor

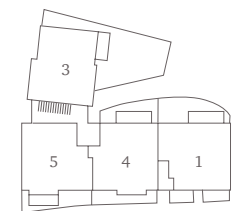
SHANLY  
— HOMES —



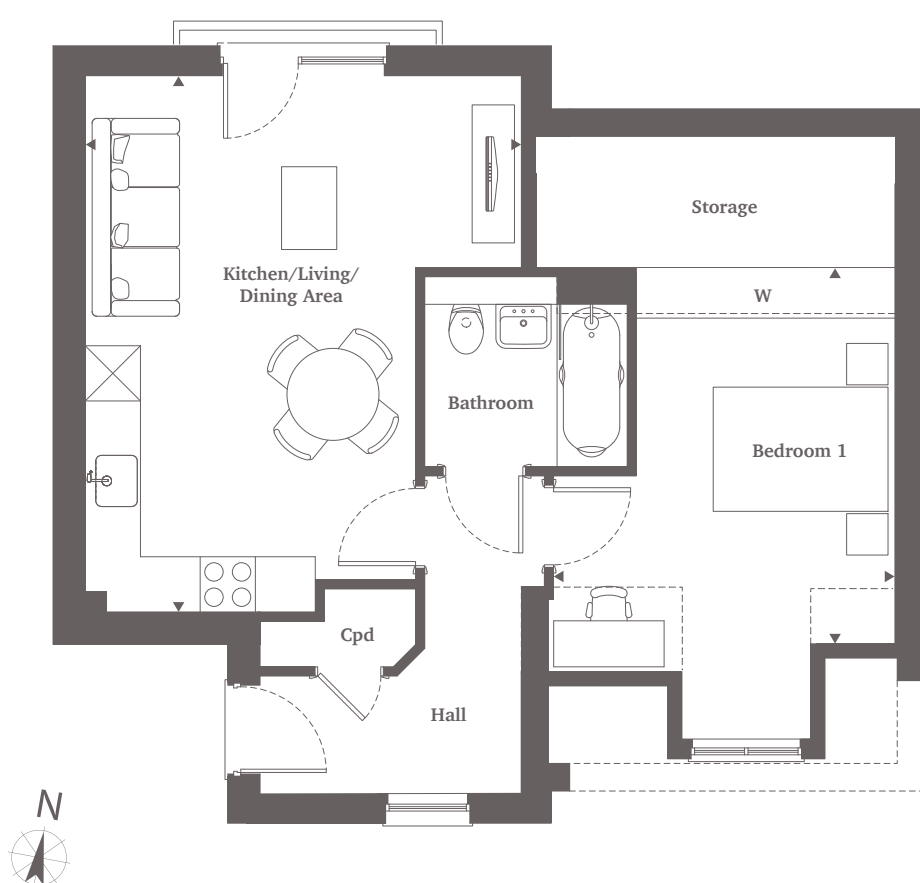
Second Floor



First Floor



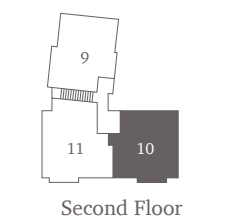
Ground Floor



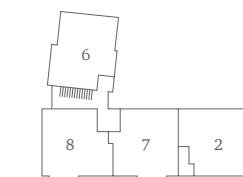
*One Bedroom Apartment  
50.3 sq m, 541 sq ft*

Kitchen/Living/ Dining Area	5.82m x 4.34m	19'1" x 14'3"
Bedroom 1	4.09m x 3.7m	13'5" x 12'2"

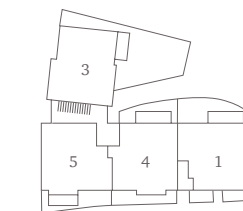
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. Cpd denotes cupboard. ---- Denotes reduced head height. Please contact sales consultant for more information.



Second Floor



First Floor



Ground Floor



*One Bedroom Apartment  
56 sq m, 603 sq ft*

Living	4.52m x 3.91m	14'10" x 12'10"
Kitchen/Dining	4.54m x 4.44m	14'11" x 14'7"
Bedroom 1	3.78m x 3.77m	12'5" x 12'4"

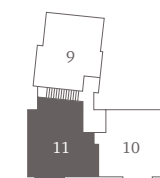
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. Cpd denotes cupboard. WS denotes work space. ---- Denotes reduced head height. Please contact sales consultant for more information.



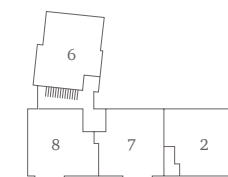
# Apartment 11

Second Floor

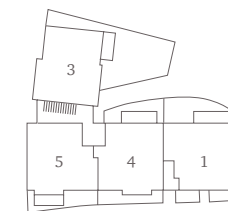
SHANLY  
— HOMES —



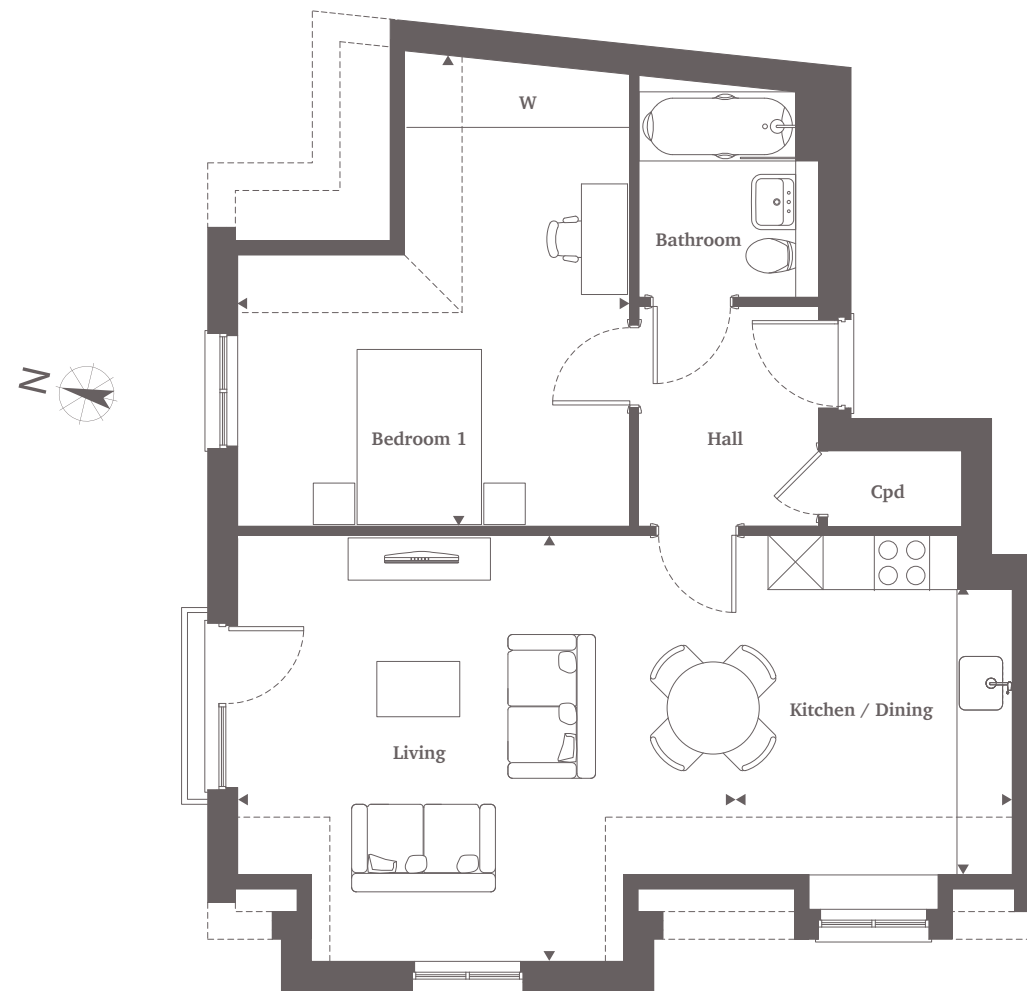
Second Floor



First Floor



Ground Floor



One Bedroom Apartment  
63.7 sq m, 685 sq ft

Living	5.4m x 4.63m	17'9" x 15'2"
Kitchen/Dining	3.68m x 3.03m	12'1" x 9'11"
Bedroom 1	5.2m x 4.29m	17'2" x 14'1"

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. Cpd denotes cupboard. - - - - Denotes reduced head height. Please contact sales consultant for more information.

MOORFIELD MEWS MOOR LANE | STAINES-UPON-THAMES | TW18 4YN



Staines-upon-Thames



The George, Staines



## Stylish specification

### Kitchen

- Bespoke kitchen units designed by Wooden Heart of Weybridge complemented by hard-wearing composite stone worktops and upstands.
- All appliances are integrated and are either Siemens or Bosch including:
  - Fan assisted 71L capacity single oven
  - 4-zone induction hob with PowerBoost function for speed and energy saving
  - Microwave oven with 7 automatic programmes
  - Full height 50/50 fridge/freezer with super freeze and low-frost functions
  - Full size 12-place settings dishwasher with 5 programmes and Extra Dry facility
  - 7kg washer/4kg dryer
  - Telescopic 3-speed plus intense setting extractor fan with Clean Air recirculation
- Undermounted stainless steel brushed finish Blanco sink with 1810 Company Courbe curved spout mixer tap
- Recessed low-energy, long-lasting ceiling downlights are complemented by feature lighting to the underside of the wall units with separate switches to create ambience

### Bathroom and en-suite

- Energy-efficient electric underfloor heating
- Ideal Standard white porcelain sanitaryware with soft-closing toilet seats, complemented by chrome brassware
- Thermostatically controlled rainshower head with separate hand spray to en-suites
- Crosswater toughened glass and stainless-steel shower enclosure with low profile show tray for a seamless look
- Luxury Minoli Italian tiles to floors, full-height to shower enclosures and baths with shower over, mid-height tiling to all other walls with sanitaryware
- Storage solutions include Ideal Standard Connect Air wall-hung vanity unit with two useful drawers, plus storage alcoves in showers and near baths
- Chrome electric heated towel rail
- Chrome shaver point
- Recessed energy-efficient, long-lasting ceiling downlights complemented by led lighting to bottom of bath panel

### Interior

- BT Full Fibre to the premises (BT account required)
- Wiring providing connectivity for audio visual devices in the lounge wired for Sky Q and terrestrial TV (Sky account required)
- Double glazed white uPVC windows with polished chrome handles providing a high level of thermal insulation and reduced heat loss
- Fitted soft-close sliding door wardrobes with shelf and hanging rail to main and second bedroom
- Masonite Premdor vertical 5-panel moulded internal doors with chrome ironmongery
- Mains powered heat and smoke detectors
- Smooth plaster finish to walls and ceilings with neutral emulsion matt paint
- Contemporary two step timber skirting and architraves

### Exterior

- High-grade Bowater composite 'Secured by Design' front door to apartments 1-3
- High-grade Bowater composite 'Secured by Design' front entrance door leading into tiled and interior-designed ground floor communal area with carpet to stairs, first and second floor. Classic Vicaima entrance doors to apartments with chrome doorbell
- Audio entry system to apartments 4-11
- Indian sandstone paving slabs to patio to apartments 1 and 3-5
- Allocated parking
- Access to Zaptec Pro electric car charging points
- Timber cycle store
- Bin store

### Environmental features at Moorfield Mews

- High levels of wall, floor and roof insulation to limit heat loss during cooler months
- Zoned heating and smart controls for efficiency
- Induction hob for increased safety and to reduce energy consumption through rapid heating up time
- Full size dishwasher to minimise usage
- Microwave oven for rapid cooking reducing energy usage
- Dual flush mechanisms to all toilets to reduce water use
- Low energy LED light fittings to all homes
- Predicted EPC rating: B

Selected plots





# Your area

With its rich Bronze Age, Roman and Saxon history, Staines-upon-Thames has a fascinating past. With many water-driven mills, it came into its own in the Medieval Age, growing into a sizeable market town. It further flourished into a much larger settlement by becoming a Victorian London satellite town in the 19th Century, with the advent of the railway.

The town centre is thriving once again, thanks to increased retail investment. The bustling high street retains its charming market town character while enjoying the convenient addition of the successful Two Rivers retail centre, just a short four-minute walk away. The area is further enriched by a variety of popular cafes, restaurants, and bars. Exciting plans for the future cater to the needs of new residents who have discovered the town's beauty firsthand.

The town offers some brilliant options for schools and is packed with activities for children, including soft play, bowling, and Lammas park less than 5 minutes walk. The intricate white-granite design of Staines Bridge across the River Thames remains a popular spot – it's a wonderful location for whiling away an afternoon with a picnic and book. Outdoors and leisure lovers have a wealth of options to explore, including Virginia Water Lake, the pretty Thames Path National Trail, and a number of historical towns and villages only a stone's throw away.

With Central London accessible within 40-minutes via train, commuting to the city for work or spending an exciting day off in the capital is easy.



Staines Bridge

# Staines-upon-Thames and beyond

Nestled on the fringe of Greater West London, and adjacent to three of the 'Home Counties', Moorfield Mews quite literally benefits from the best of all worlds: town, countryside - and everything in between.

With beautiful Eton and historic Royal Windsor both less than 30 minutes away, it's easy to explore the cobbled streets and discover tea shops, shopping and restaurants, or immerse yourself in the fascinating history of Windsor Castle, where you'll truly find something for all the family.

The capital is a stone's throw away, with direct train links to London Waterloo in as little as 37 minutes, making daytrips and evenings at the theatre easily accessible. Many of the UK's leading theme parks and tourist attractions are within striking distance, including Thorpe

Park (7 minutes), Chessington World of Adventures, Hampton Court Palace and LEGOLAND® Windsor (20 minutes), offering fantastic days out for all the family. There are also riverboat trips to Windsor, Runnymede and Hampton Court, with stops at Shepperton and Sunbury, along with great bus connections to other surrounding villages.

Moorfield Mews allows a range of lifestyles to be easily adopted, including hybrid remote working, full-time commuting, or an active and varied retirement. Key motorways are easily accessible, opening up multiple destinations for work and play, and for those wishing to venture further afield, Heathrow Airport in under 10 minutes.



Thorpe Park



Regent Street, London





Broadleaf Place, Caterham



Magna Gardens, Purley on Thames



Ashcroft Place, Staines-upon-Thames



The Gables, Beckenham

# Our commitment to you

## Your Home

When you buy a Shanly home, you can be confident that you are buying a home of excellent build quality and exquisite design.

Since the development of our first home in 1969, we have remained committed to developing high-specification, sustainable, architecturally innovative homes, designed to complement the local environment and improve the quality of life for those who live there.

Our award-winning team take great pride in building stunning homes in desirable locations, enhancing landscapes and building communities across London and the South East.

All our new homes benefit from an industry recognised 10-year insurance backed guarantee.

Shanly Homes is a registered developer with the New Homes Quality Board.

## Your Environment

Our commitment to creating the best possible living environment does not stop at the design and build of our homes. We also place a great deal of emphasis on the wider environment.

We appreciate the importance of green space and will always look to enhance the natural environment through beautiful landscaping design and the preservation of protected areas.

From the procurement of energy efficient and sustainable materials to the use of thermal efficient methods of build and effective disposal of waste, our team work hard to ensure that we minimise the environmental impact of our operations without compromising on quality.

Our partnership with Community Wood Recycling is also enabling us to further reduce our landfill usage and increase the volume of waste being re-used, re-sold or recycled.

We are committed to making life easier for the wildlife living within our natural habitats so we fit bird boxes in the gardens and communal areas of all our developments and provide ongoing financial support to Freshwater Habitats Trust which aims to protect and preserve freshwater life.

We pay for a year-long RSPB subscription for our new homes customers which enables them to visit any RSPB centre in the UK free-of charge plus receive newsletters and updates from the RSPB.

We also provide ongoing financial support to Plant Heritage to conserve the diversity of garden plants for people to use and enjoy.

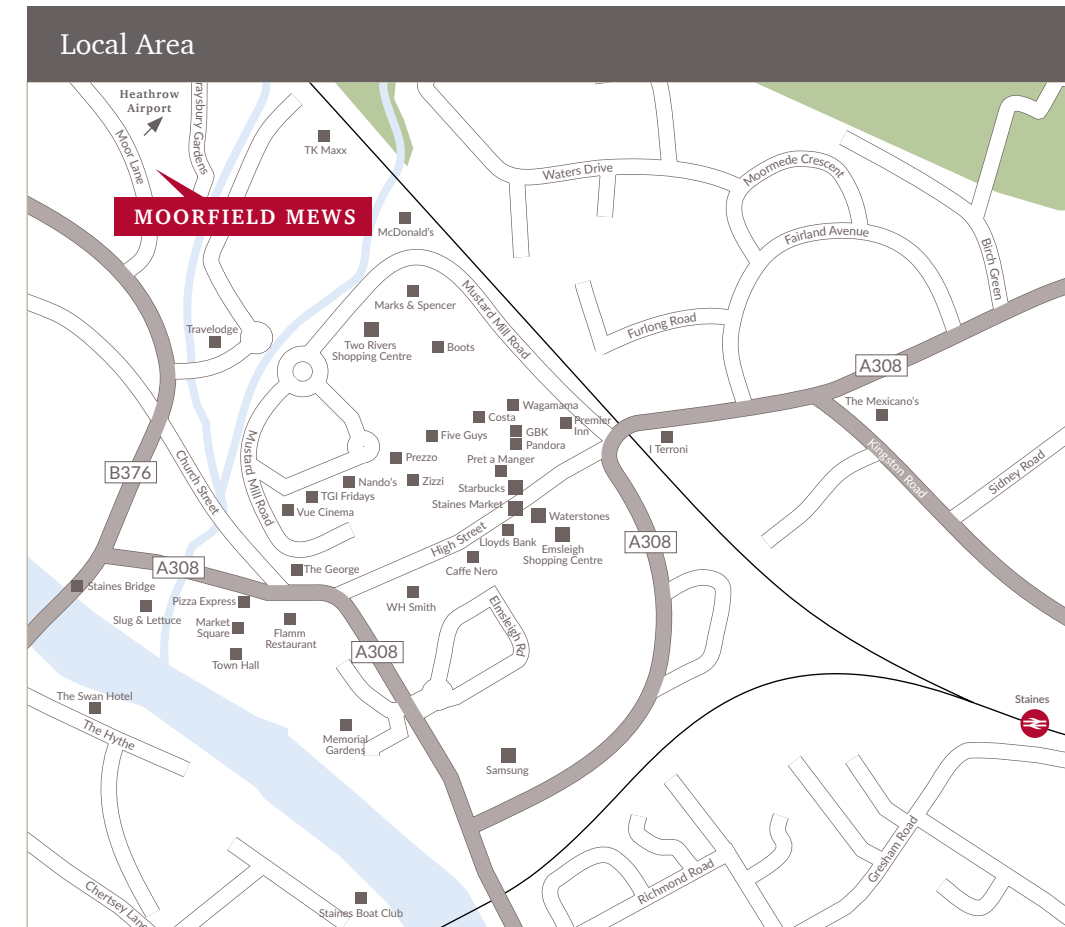
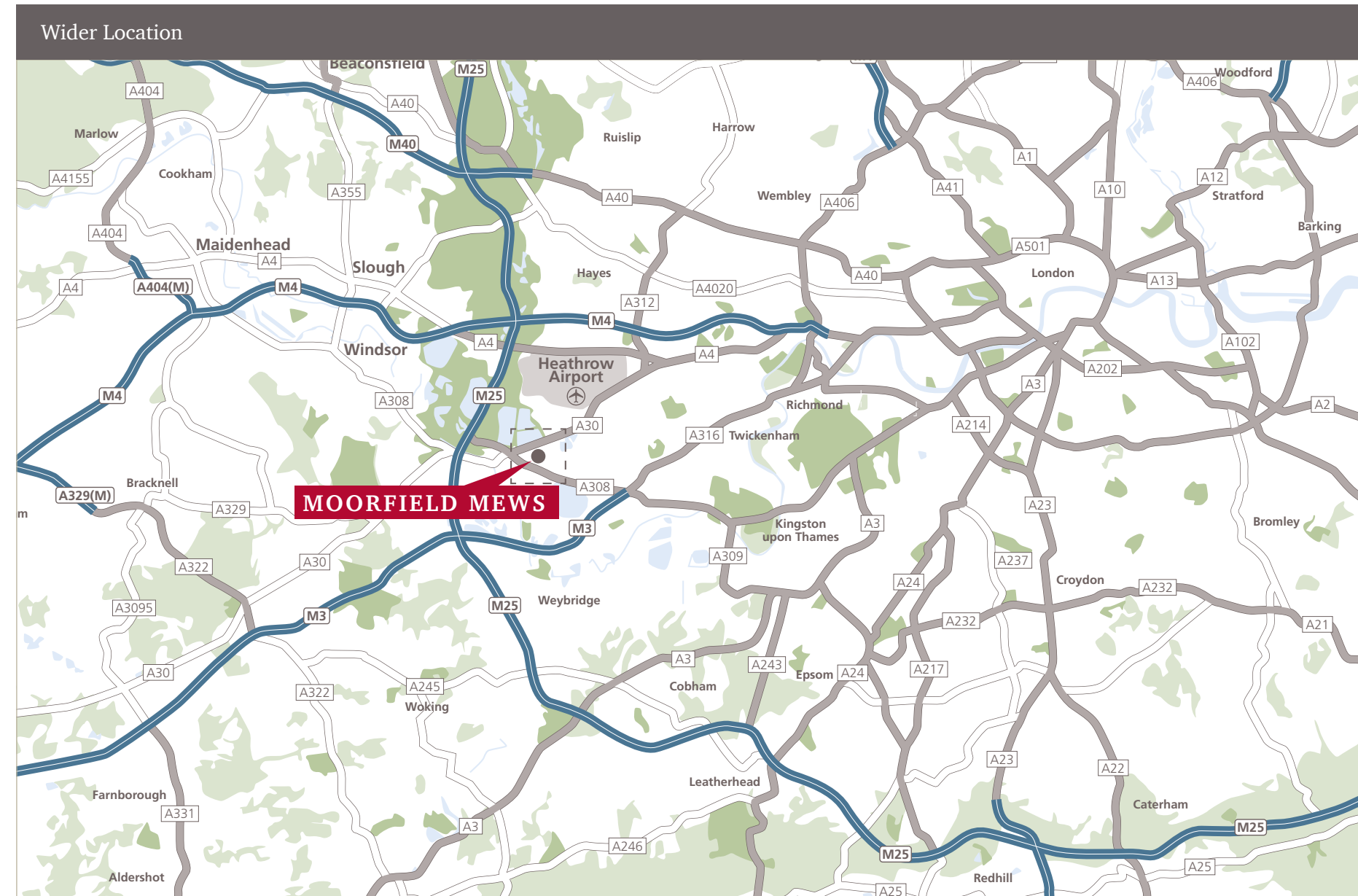
## Your Community

As well as building communities, we are also extremely proud to support those most in need within those communities via the Shanly Foundation, which is financed entirely by the profits generated by the Shanly Group of companies.

To date Shanly Group and Shanly Foundation have contributed in excess of £26m to support hundreds of local community groups and charitable organisations each year to provide financial assistance and improve the quality of life for those most in need across our communities.







Travel time by rail (from Staines Station)

Windsor & Eton Central	21 mins
Clapham Junction	24 mins
London Waterloo	37 mins
Reading	48 mins

Distance by road (from Moorfield Mews)

Heathrow Airport	4.3 miles
Windsor	6.4 miles
Hampton Court Palace	8.6 miles
Central London (London Bridge)	25.1 miles

Travel time by foot (from Moorfield Mews)

M&S	4 mins
Two Rivers Centre	5 mins
River Thames	7 mins
Staines High Street	7 mins
Staines Railway Station	16 mins

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shanlyhomes.com

moorfieldmews@shanlyhomes.com

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